

VILLAGE OF KEY BISCAYNE
88 WEST MCINTYRE STREET
KEY BISCAYNE, FL 33149

ZONING ORDINANCE REVIEW COMMITTEE

THURSDAY, JUNE 4, 2009 8:30 A.M.

BUILDING, ZONING, AND PLANNING DEPARTMENT
CONFERENCE ROOM, 2ND FLOOR ROOM 250

AGENDA

1. Attendance
2. Approval of Minutes: May 28, 2009
3. Review of Zoning Ordinance
 - a. East of Coastal Construction Line: permitted uses, height, floor area
 - b. Preparation of an Ordinance
4. Public comment
5. Next Meeting Date:
 - a. Agenda Items Recommended by Committee
6. Adjournment

Minutes: May 28, 2009

1. The meeting was called to order at 8:35 a.m.
2. Attendance was recorded by Staff.
3. The minutes of the May 7, 2009 meeting were approved.
4. The minutes of the May 21, 2009 meeting were approved subject to the following:
 - (a) the reference to a consensus " that as the project progresses eastward that height should increase to 150 ft." should be changed to "there was discussion that as the project progresses eastward that height should increase to 150 ft."
 - (b) delete "and voiced her concerns...of the Sonesta property and insert "about communicating with the owner and recognized what can be built."
5. The Committee discussed the following: reviewed a list of consensus points that staff forwarded to the committee, two staff e mails that set forth a methodology and suggested regulations based on the consensus points. There was a consensus on that information subject to the combination of height zones

for height zones 3 and 4 and only permitting single family homes within 120 ft. of Holiday Colony. There was discussion on how to deal with the floor area east of the Coastal Construction Line (CCL) in terms of applying it on the rest of the property which is allowed. There was discussion of the uses, heights, and lot coverage for construction east of the CCL. There was no consensus on these issues (east of the CCL). Staff presented a methodology and formula designed to encourage the construction of a hotel based on a requirement that for every apt. unit that is built, 3.5 hotel rooms would be required. Staff presented a table showing the result of this formula that increased the density for apartment buildings beyond that which is permitted (16 units per acre). There was discussion if hotel units should be encouraged and on the density implications of the formula. There was no consensus on this item.

The Committee set June 4 as the next meeting date.

6. The meeting adjourned at 10:02 a.m.

7. Respectfully Submitted

Jud Kurlancheek, AICP, Director

Building, Zoning, and Planning Department